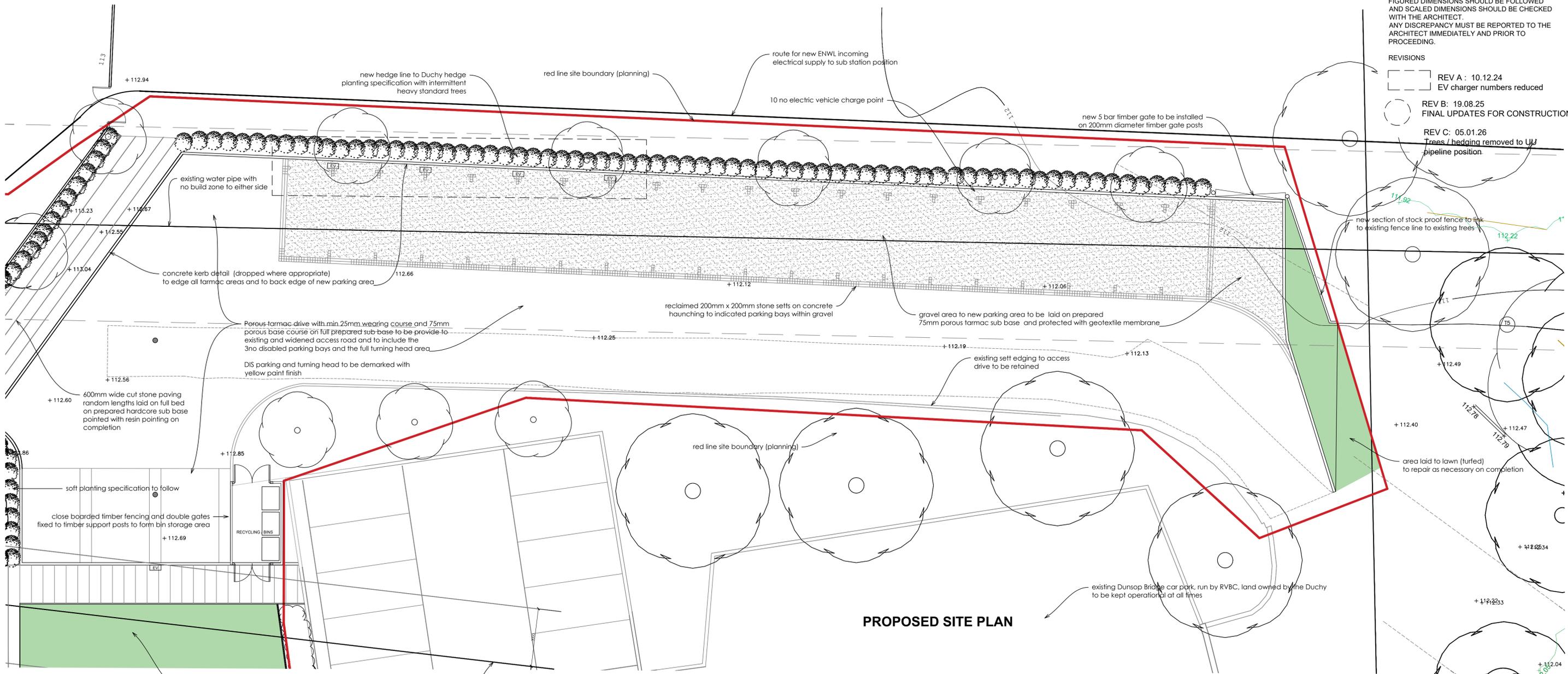


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REVISIONS

- REV A : 10.12.24
EV charger numbers reduced
- REV B : 19.08.25
FINAL UPDATES FOR CONSTRUCTION
- REV C : 05.01.26
Trees / hedging removed to UU pipeline position.



PROPOSED SITE PLAN

DUE DILIGENCE NOTES:

SE'S TO ORGANISE ALL TEMPORARY WORKS DETAILS

REFER TO SE'S DETAILS FOR FULL FOUNDATION, CONCRETE SLAB, MOVEMENT JOINTS, FLOOR JOISTS AND ALL STEELWORK DETAIL AND INFORMATION

REFER TO SE'S DRAINAGE DESIGN FOR ALL FOUL AND SURFACE WATER DRAINAGE DETAIL

REFER TO M&E DETAILS FOR FULL BUILDING PERFORMANCE SPECIFICATION

FULL AIR TIGHTNESS DETAIL TO BE INSTALLED AND MAINTAINED THROUGHOUT BUILD

H DRAINAGE

H1 Foul Drainage - by specialist design

- (1) WCs to have 100mm diameter wastes.
- (2) Wash hand basins and sinks to have 40mm diameter wastes, all to have 75mm deep seal anti-siphonic traps.
- (3) S&VP's as indicated to be terminated 150mm above roof line.
- (4) Due to the flood risk identified, all foul and surface water will be fitted with non return valves to all drains and all water inlet and outlet pipes - refer to specialist drainage detail.
- (5) New Klargestar Bio Disc Package Treatment Plant to be installed and commissioned by specialist drainage contractors to deal with the foul waste from all HUB buildings with capacity for the future connection of 1 & 2 Ivy Cottages and Puddleducks (to be converted into 2 residential flats)

H2 Below Ground Drainage - by specialist design

- (1) New foul and surface water drainage connection to be generally 100mm diameter UPVC pipes. Hepworth, Naylor, or equal approved. Drains to be laid at min fall of min 1:60 to manufacturer's instructions to new proprietary type inspection chambers as indicated on drainage drawings to connect to new package treatment plant and existing and new culverts to adjacent river
- (2) Soil pipes to be connected to drain via test bend and polypropylene adapter, external gullies to be formed using low back traps and square hoppers with integral back inlet set in 150mm concrete surround in accordance with manufacturer's instructions.
- (3) Drains to be laid with min 300mm clean granular fill over, min 100mm granular bed to BS 882 table 4. Fill to be in layers of 300mm.
- (4) Minimum cover of 900mm beneath driveways and 500mm beneath gardens, paths, etc.
- (5) Drainage pipes with less than 300mm cover to be encased in 150mm concrete surround. Drains with less than 600mm cover to be bedded on 100mm granular bed with min 75mm granular cover over pipe.

H3 Rainwater Drainage - by specialist design

- (1) Rainwater to be discharged deep flow min 100mm half round cast iron gutters and corresponding rainwater down pipes (or box section zinc gutters and round downpipes), in positions indicated. RWP's to be fitted directly over gullies fitted with grate covers, connected to 100mm diameter drains as indicated on drainage layouts and as described above.
- (2) Drains to connect to specialist designed SW drainage system. Pipework as H1/2 gullies vertical back inlet gullies with rodding access installed to manufacturer's instructions with seal plates/grilles.

J HEAT PRODUCING APPLIANCES

J1 Space heating & hot water - by specialist design

- (1) Electric powered ground source heat pumps to be installed as indicated to provide district system central heating and be fitted with time control panels and boiler interlocking device. GSHP to secure preliminary heat source from bore hole technology, number and position of boreholes to be confirmed on site.
- (2) Underfloor heating to be provided to full area of the COMMUNITY HUB with manifolds to be positioned as indicated and agreed with pipe runs split between manifold positions and installed as per manufacturer's instructions. Pipes are not to be taken under any unit positions to kitchen. Floor finishes to be compatible with under floor heating. Systems to be installed as per manufacturer's instructions.

K PROTECTION FROM FALLING, COLLISION AND IMPACT

K2 Guarding

- (1) All glazing within 300mm of doors, also to windows with eills less than 800mm above floor level or external ground level, provide toughened safety glazing to BS6206.

L CONSERVATION OF FUEL AND POWER

L1 Floors to COMMUNITY HUB

120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.

L2 Walls to COMMUNITY HUB

140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and solo coat lime plaster finish
75mm Kingspan K108 cavity insulation. U Value achieved - 0.18 W/m2K.

L3 Roof to COMMUNITY HUB

- (1) 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
- (2) Roof construction to be insulated with 120mm Kingspan Kooltherm K103 over ply deck and finished with VM Zinc standing seam roof finish

L4 Windows and Doors

- (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K.
- (2) Solid doors to achieve U Value of 1.0 W/m2K.

L5 Lighting

- (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
- (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.

L6 White Goods

All major electrical appliances supplied must be Energy Saving Recommended.

M ACCESS FOR DISABLED PEOPLE

- (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
- (2) Level threshold provided to entrance door position.

P ELECTRICAL SAFETY

- (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
An electrical installation certificate issued under a Competent Person Scheme
An electrical installation certificate signed by a person competent to do so.

Q SECURITY

- (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
- (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
- (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via basing - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
- (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.

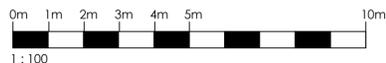
R ELECTRONIC COMMUNICATIONS

R1 In-building physical infrastructure

Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.

S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES

S1 Electric vehicle charge points and e-bike charging points to be provided as indicated



Original Drawn By	Date
EW	AUGUST 2025

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email / mail@ericawright.co.uk

Client
The Duchy of Lancaster

Contract
Old Garage Site, Dunsop Bridge.

Drawing title
PROPOSED LANDSCAPE PLAN
2 of 2
(Working Drawing)

Scale	Job No.	Dwg No.	C
1:100	HB106	WD24	

FOR CONSTRUCTION